

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

March 4, 2015

The Regular Meeting of the Planning Board was called to order at 7:40 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Beal, Mr. Pirone, Mr. Bocchino and Mr. Cunningham. Mr. Willard, Board Attorney, was also present.

Adoption of Resolution:

App.#SP-1-15: Paone Realty Associates, LLC, 308-312 Springfield Ave., Block 801, Lots 28, 28.01 & 34 (HB-2 Zone)

Preliminary and final site plan approval and bulk variances to reconstruct two-story building damaged by fire.

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the above Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Woodruff, Mr. Pirone, Mr. Bocchino and Mr. Beal voting in favor. There were none opposed.

Adoption of Minutes:

January 21, 2015 Regular Meeting

A motion was made by Mr. Einbinder, seconded by Mr. Bocchino, to adopt the Minutes of the Regular Meeting of January 21, 2015 as presented. The voice vote was unanimous.

Application for Review:

App.#SP-2-15: Recreation Commission of the Township of Berkeley Heights
Property location: 345 Plainfield Ave. (Columbia Field), Bl. 1204, Lots 17 & 19 (OL Zone)

The Recreation Commission is seeking modification of the conditions in a memorialization resolution adopted by the Planning Board on July 7, 2004. At that time, the Planning Board approved an application for the usage of two 50-foot light poles at the practice field at Columbia Park. The Resolution of Approval restricts the operation of the lights to PAL Practice Football and Community Youth Flag Football practices at certain times during the week during October and November. The Applicant is now requesting that the restrictions be modified to also allow soccer practices at certain times during the week during October and November and April and May as described in the application.

Tom Barton, Recreation Director for the Township, was sworn and stated that the Recreation Commission is requesting a modification of the Resolution that was adopted in 2004 when two light poles were installed at Columbia Park.

Discussion took place regarding the previous application and approval.

Mr. Barton stated that the Recreation Commission has done everything they were required to do with regard to the lighting and no complaints have ever been received. The field is not used as much since the building of Snyder Park but it is occasionally used by the football teams. The soccer club is requesting permission to use Columbia Park for practices in the fall and to add use during the spring. There would be no change in the times for the use and there is no expected impact on the neighbors.

Discussion took place and it was determined that permission should be granted to the soccer club to use the field for practice only in the fall on Tuesday through Friday, 5:30 p.m. to 8:00 p.m., and in the spring on Tuesday and Wednesday, 6:30 p.m. to 8:00 p.m.

Open to Public

The meeting was opened to the public for questions or comments regarding the application. There were no members of the public who had questions or comments and the meeting was closed to the public.

A motion was made by Mr. Einbinder, seconded by Mr. Johnson to approve Application #SP-2-15: Recreation Commission of the Township of Berkeley Heights Property location: 345 Plainfield Ave. (Columbia Field), Bl. 1204, Lots 17 & 19 to amend the

resolution adopted by the Planning Board on July 7, 2004 as discussed, subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting.

The Motion was carried 7-0 with Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Pirone, Mr. Bocchino, Mr. Beal and Mr. Cunningham voting in favor. There were none opposed.

Adjournment:

A Motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:00 p.m.

Regina Giardina, Secretary Pro-Tem